



8 Rectory Gardens, Castle Bromwich, B36 9DG

Asking price £135,000

CASH BUYERS ONLY! Ground floor apartment in the popular location of Rectory Gardens. In brief the property comprises entrance hallway, lounge diner, kitchen, two bedrooms, shower room, patio area and garage en-bloc. The property also benefits from double glazing, electric heating (both where specified) and NO CHAIN.

Approach

Access via a secure intercom system.



Entrance Hallway

Two ceiling light points, storage heater and two storage cupboards with one concealing water tank.

Lounge Diner

21'06" x 12'09" (6.55m x 3.89m)

Double glazed sliding door to rear, two double glazed windows, two electric heaters and two ceiling light points.



Kitchen

7'05" x 9'11" (2.26m x 3.02m)

Having a range of matching wall, base and drawer units, sink with mixer tap, electric oven with hob and extractor hood, space for white goods, double glazed window and ceiling light point.



Bedroom One

9'11" x 11'11" (3.02m x 3.63m)

Double glazed window, electric heater, built in wardrobes and ceiling light point.



Bedroom Two

7'10" x 11'11" (2.39m x 3.63m)

Double glazed window, electric heater, ceiling light point and built in wardrobe.



Shower Room

Double glazed window, low level wc, sink set in vanity unit, shower cubicle with shower over, electric heater and ceiling light point.



Patio Area

Tiled patio area giving access to communal gardens.



Garage En-Bloc

Up and over door.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Lease Years - Approx 40 years remaining

Ground Rent: Approx £30 per annum

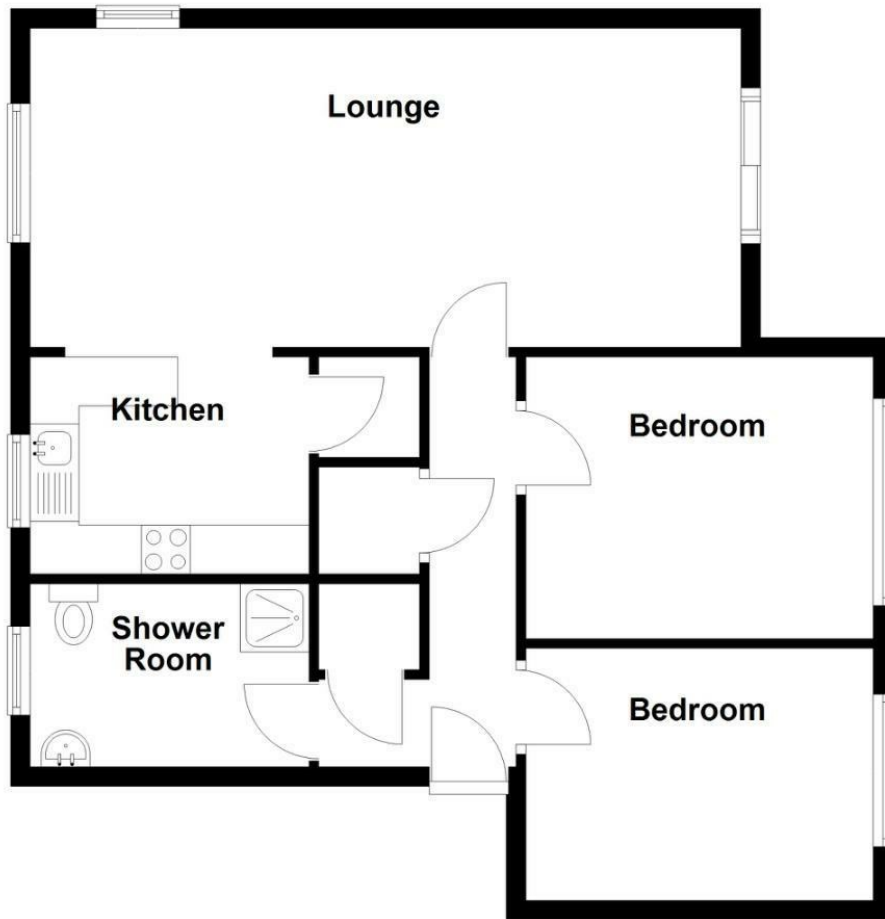
Service Charge: Approx £1400.00

Council Tax Band - C

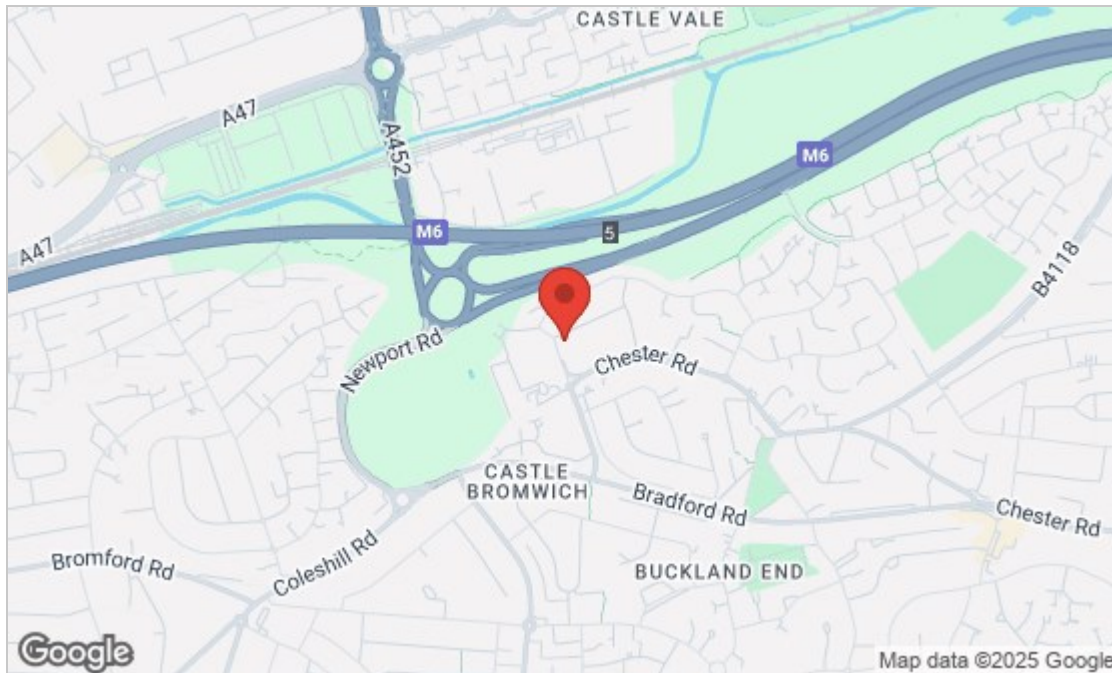
EPC Rating - E

Ground Floor

Approx. 65.6 sq. metres (705.6 sq. feet)



Total area: approx. 65.6 sq. metres (705.6 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 72 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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